

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | 15A | JASON ST, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | Unit #: | |
|-----------|--------------------------------|---------|------------|
| Owner 1: | THE JASON ARMS REAL ESTATE LLC | | |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 5 CRESTVIEW ROAD | | |
| Street 2: | | | |
| Twn/City: | BEDFORD | | |
| St/Prov: | MA | Cntry | Own Occ: N |
| Postal: | 01730 | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|-------------------------------|-------|--|
| Owner 1: | MANZELLI THOMAS P & ARLENE - | | |
| Owner 2: | TRUSTEES/JASON ARMS RLTY TR - | | |
| Street 1: | 5 CRESTVIEW ROAD | | |
| Twn/City: | BEDFORD | | |
| St/Prov: | MA | Cntry | |
| Postal: | 01730 | | |

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1900, having primarily Clapboard Exterior and 10450 Square Feet, with 12 Units, 12 Baths, 0 3/4 Bath, 0 HalfBath, 36 Rooms, and 12 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Area |
|----------|--------------|----------|-------------|--------------------|-----------|-----------|
| 112 | Apts. 8 Plus | | 6800 | | Sq. Ft. | Site |
| 112 | Apts. 8 Plus | | 12 | | No. of Un | Site |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 112 | 6800.000 | 1,255,900 | | 762,000 | 2,017,900 |
| | | | | | |
| | | | | | |
| Total Card | 0.156 | 1,255,900 | | 762,000 | 2,017,900 |
| Total Parcel | 0.156 | 1,255,900 | | 762,000 | 2,017,900 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 193.10 | /Parcel: 193.10 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 112 | FV | 1,255,900 | 0 | 6,800. | 762,000 | 2,017,900 | | Year end | 12/23/2021 |
| 2021 | 112 | FV | 1,255,900 | 0 | 6,800. | 726,000 | 1,981,900 | | Year End Roll | 12/10/2020 |
| 2020 | 112 | FV | 1,202,500 | 0 | 6,800. | 660,000 | 1,862,500 | 1,862,500 | Year End Roll | 12/18/2019 |
| 2019 | 112 | FV | 997,000 | 0 | 6,800. | 660,000 | 1,657,000 | 1,657,000 | Year End Roll | 1/3/2019 |
| 2018 | 112 | FV | 997,000 | 0 | 6,800. | 660,000 | 1,657,000 | 1,657,000 | Year End Roll | 12/20/2017 |
| 2017 | 112 | FV | 860,100 | 0 | 6,800. | 540,000 | 1,400,100 | 1,400,100 | Year End Roll | 1/3/2017 |
| 2016 | 112 | FV | 860,100 | 0 | 6,800. | 540,000 | 1,400,100 | 1,400,100 | Year End | 1/4/2016 |
| 2015 | 112 | FV | 757,300 | 0 | 6,800. | 456,000 | 1,213,300 | 1,213,300 | Year End Roll | 12/11/2014 |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 4/5/2021 | I & E Return | JO | Jenny O |
| 5/13/2019 | I & E Return | MM | Mary M |
| 11/24/2017 | MEAS&NOTICE | HS | Hanne S |
| 3/8/2017 | SQ Returned | EMK | Ellen K |
| 3/8/2017 | SQ Returned | EMK | Ellen K |
| 2/16/2017 | I & E Return | EMK | Ellen K |
| 3/22/2016 | I & E Return | EMK | Ellen K |
| 4/3/2009 | Measured | 201 | PATRIOT |
| 5/11/2000 | Measured | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

| | | | | | | | | | | |
|----------------------|-------------------|-----------------|--------------|---------------|---------|--|----------------|------------|--|----------------|
| Total AC/HA: 0.15611 | Total SF/SM: 6800 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc | APT AVG | | Total: 762,000 | Spl Credit | | Total: 762,000 |
|----------------------|-------------------|-----------------|--------------|---------------|---------|--|----------------|------------|--|----------------|

